030.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	867,100	/	867,100
USE VALUE:	867,100	/	867,100
ASSESSED:	867,100	/	867,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTLETT RITA F/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	128 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARTLETT RITA F -
Owner 2:	-
Street 1:	128 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 2420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4967.000	457,400		409,700	867,100
Total Card	0.114	457,400		409,700	867,100
Total Parcel	0.114	457,400		409,700	867,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.31 | /Parcel: 358.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

20836

GIS Ref

GIS Ref

Insp Date

11/07/18

!2507!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,400	0	4,967.	409,700	867,100		Year end	12/23/2021
2021	104	FV	436,400	0	4,967.	409,700	846,100		Year End Roll	12/10/2020
2020	104	FV	436,700	0	4,967.	409,700	846,400	846,400	Year End Roll	12/18/2019
2019	104	FV	338,600	0	4,967.	435,300	773,900	773,900	Year End Roll	1/3/2019
2018	104	FV	338,600	0	4,967.	317,500	656,100	656,100	Year End Roll	12/20/2017
2017	104	FV	317,300	0	4,967.	276,500	593,800	593,800	Year End Roll	1/3/2017
2016	104	FV	317,300	0	4,967.	235,600	552,900	552,900	Year End	1/4/2016
2015	104	FV	282,500	0	4,967.	230,400	512,900	512,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:36:48

LAST REV

Date	Time
09/20/19	10:18:27
apro	

USER DEFINED

Prior Id # 1:	20836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTLETT RITA F	73100-187	1	8/13/2019	Convenience	1	No	No		
	12623-449		11/1/1981			No	No		William C Bartlett dod 11/22/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2002	369	Re-Roof	4,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	294	PATRIOT
3/14/2000	Inspected	276	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/11/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4967		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					409,687						409,700	

Total AC/HA:	0.11403	Total SF/SM:	4967	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	409,687	Spl Credit		Total:	409,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08388424
Const Adj.:	0.96641785
Adj $ / SQ:	188.547
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662827
Depreciation:	205477
Depreciated Total:	457351

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

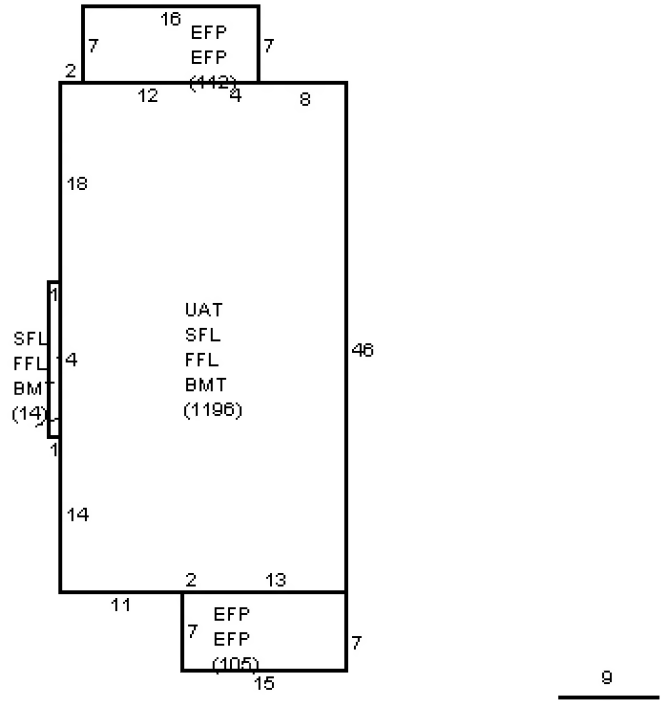
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.55
Special Features:	0	Val/Su Net:	104.84
Final Total:	457400	Val/Su SzAd	189.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	56.560	68,443
FFL	First Floor	1,210	188.550	228,142
SFL	Second Floor	1,210	188.550	228,142
EFP	Enclos Porch	434	32.370	14,050
UAT	Upper Attic	299	75.420	22,550

Net Sketched Area: 4,363 | Total: 561,327

Size Ad 2420 | Gross Area 5260 | FinArea 2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2016	0.00	T	5	104						

More: N | Total Yard Items: | Total Special Featues: | Total: